



**GREEN BUILDING ADVISORY COMMITTEE  
SCOTTSDALE ONE CIVIC CENTER BUILDING/PLAN REVIEW SERVICES  
7447 E. INDIAN SCHOOL ROAD, SUITE 125  
SCOTTSDALE, AZ 85251  
JUNE 13, 2006**

**PRESENT:** Michelle Cohen, Chair  
Daniel Aiello, Janus II Environmental  
Joan Baron, Baron Studio  
Nick Davis, Beck Group  
Lance Donatello  
Linda Eales, Eco Logic  
Christopher Harrison, Grayhawk Dev.  
Jesse Henson, Kyocera Solar  
Mary Grace Maglio  
DeeJaye Lockwood, Windermere Sonoran Properties  
Frances Smith, Southwest Gas Corp.  
Beverly Westgaard, AZ Environmental Strategic Alliance

**ABSENT:** Ronald Hand, Co-Chair  
Daniel Basinger, Past Chair  
Kevin Edwards, Edwards Design Group  
Lee Feliciano, Valley of the Sun Solar  
James McKay, Scottsdale Citizen

**STAFF:** Anthony Floyd  
Sandra Hertlein  
Chuck Skidmore  
Keenan Ward

**OTHER:** Mick Dalrymple, AKA Green  
Greg Peterson  
Joe Campodall'Orto

**I. Call to Order/Roll Call/ Recognition of Guests**

Chair Cohen called the meeting to order at 3:08 p.m. Mr. Floyd made a formal roll call and noted the presence of a quorum. Guests attending the meeting introduced themselves. Mr. Greg Peterson is a masters student doing research on the Green Building Program.

Mr. Joe Campodall'Orto is a member of other Scottsdale Boards and Committees.

## **II. Approval of Minutes**

**MR. DAVIS MOVED APPROVAL OF THE MINUTES OF THE MEETING OF APRIL 11, 2006. MS. WESTGAARD SECONDED THE MOTION, WHICH CARRIED BY A UNANIMOUS VOTE OF TWELVE (12) TO ZERO (0).**

## **III. Administrative**

Chair Cohen noted that Mr. Floyd had sent out an e-mail announcement indicating that all Committee Members have been reapproved as of July 1st. She explained that the City has changed the procedure for appointing and reappointing Board and Commission members and from now on, all appointments will be made by City Council for a one-year period.

Chair Cohen added that EQAB revised the standing committee guidelines, elaborating that if a standing committee of EQAB has a subcommittee, the members of the subcommittee do not have to be members of the standing committee. However, anyone who is not a member of the Green Building Advisory Committee or EQAB must fill out a form and be approved by EQAB.

## **IV. Public Comment**

No members of the public wished to address the Committee.

## **V. Project Updates**

### **a. Proposed Green Building Checklist Changes**

Mr. Floyd distributed the latest draft of the Green Building Checklist, which is close to being finalized. Inspection and planning review staff have provided input. The current plan is that the new checklist will go into effect on September 1, 2006. Staff plans to obtain input from builders and architects over the summer and start to provide training for the inspectors and plan reviewers as of August. Mr. Keenan Ward is working with them on this.

#### **i. New checklist items (house size, performance measures, density)**

Mr. Floyd highlighted the major checklist changes, explaining the concept of self-certification. It is now mandatory that at least 80% of the landscaping consist of xeriscape or native plants. It is also mandatory that the building be 15 percent above the Energy Code, or use the Energy Star for Homes program. This performance approach is a new departure. A recirculation pump will now be required for hot water if the heater is more than 20 feet away from the fixture. The City is currently offering rebates for retrofits of recirculation pumps. The builder will have to provide a Green Building Homeowners Manual which lists all the specifications and cut sheets, manuals for the equipment, et cetera.

Mr. Floyd noted that the provisions to discourage very large homes are new. For every 500 square feet over 3,000 square feet, two points will be deducted. Houses smaller

than 3,000 square feet will be awarded points. He compared the Scottsdale checklist with LEED for Homes, which is more restrictive. He asked the Committee Members to send him any comments.

**ii. Plan review & inspection process improvements**

Mr. Ward added that the overall goal is to make the inspection process more customer friendly and less cumbersome for builders. He described changes that will accomplish this goal and simplify the inspectors' work.

Ms. Westgaard asked Mr. Ward how this will impact new homes. He replied that staff expect an influx of people getting on board with the more simplified process. The current process is frustrating and discouraging to builders, homeowners and inspectors alike.

Ms. Smith initiated a discussion on the provisions for outdoor living and the appropriate shading/cooling of windows.

Mr. Floyd noted that Mr. Campodall'orto was the first builder to provide comments. He expressed enthusiastic approval for the new checklist and is particularly impressed with the streamlined inspection procedure.

Mr. Floyd described staff plans to publicize the new checklist to ensure that all builders in the Green Building program are aware of the impending change. The new checklist is to be unveiled at the September 7th lecture. He added that they received good feedback from the overview of the checklist presented at the June lecture.

Mr. Campodall'orto commented that self-certification of major remodeling projects and additions by homeowners to existing homes might be problematic. A discussion on self-certification and responsibility ensued. Mr. Ward described how the City is inspecting for insulation. Mr. Floyd noted that the ultimate responsibility is on the builder to follow the Code.

Ms. Westgaard suggested it might be worthwhile to include an educational segment on the new checklist at the Green Building Expo.

In response to remarks by Chair Cohen, Mr. Floyd clarified that the staff who are immediately involved will be trained in August. Additional staff in Planning and Zoning will be trained at a later time.

**b. ASU Green Building Study**

**i. Thesis study of Scottsdale green performance measures**

Mr. Floyd introduced Mr. Peterson, whose research topic is the Scottsdale Green Building Program.

Mr. Peterson distributed data he has researched. He has examined every Green Building worksheet for 2004 and 2005 and tabulated the information in a spreadsheet, which shows how many Green Building points were allocated each year in each area.

He has calculated what percentage of the projects incorporated the various elements in the checklist. The analysis is ongoing. Mr. Peterson pointed out some elements that have rarely or never been used. Mr. Floyd noted that the research only covers new construction. Many remodeling projects are retrofitting on Green Building principles.

Mr. Peterson explained that he plans to evaluate the environmental impact that these items had and discussed how this might be accomplished. Chair Cohen asked about the program he is in at ASU, which is the Masters in Urban and Environmental Planning. His background is in environmental planning and he runs the Urban Farm in north Phoenix. Ms. Smith undertook to send Mr. Peterson material pertaining to energy use.

Chair Cohen suggested that this research might be useful information for the checklist. Mr. Floyd said they have already questioned whether to keep items that have not been implemented much. Chair Cohen noted that there are two ways to look at it, suggesting either the process to qualify should be simplified to encourage implementation, or the public needs more education. Ms. Lockwood commented that the point values could be adjusted to provide incentives. She asked whether people are deciding which points to go for based on the money cost of the item. Mr. Peterson pointed out that one can get 8 points by installing one kilowatt of photovoltaics but few people have installed them.

Ms. Eales commented that independent plan review, which has been adopted by many cities, is adding substantial unnecessary expenses and bureaucracy to obtain a building permit. She opined that they need to look at the entire organism, which is the spirit of Green Building, describing a recent example in her own practice. A discussion on the implications of independent plan review ensued.

Chair Cohen remarked that by talking with builders they might discover why certain items are not implemented. Mr. Floyd agreed. He noted that Mr. Peterson plans to chart trends over time using this data. Mr. Floyd added that the data tells what builders planned to do when they completed the checklist, noting that builders may not have done all of the things that they planned to. The expedited plan review was the incentive for many of the builders and they would be more likely to check items that they understood and that did not require extra study to substantiate energy efficiencies.

Mr. Harrison noted it would be interesting to see trends over time. The less popular elements may be the more cutting-edge things. Ms. Westgaard commented that finding what builders consider to be the most cost effective elements would be useful.

Ms. Lockwood commented that giving three points for radon ventilation may encourage unnecessary measures and be a waste of money that could be better spent elsewhere. In the ensuing discussion, Chair Cohen suggested adding "if necessary" to the wording. Mr. Harrison observed that builders tend to focus on energy efficiency issues.

Mr. Davis asked whether it would be possible for Mr. Peterson to return with updates. Mr. Peterson replied he could come to every meeting since the discussion was helpful to him. The Committee members thanked Mr. Peterson for sharing his research with them.

**c. City Facilities Update**

Mr. Chuck Skidmore, Energy Management Engineer, reported that the new Senior Center is currently being flushed. This is a lengthy process because of the waterside economizer that was installed. Until the flush is completed, the building cannot be occupied on a regular basis.

In response to a question by Chair Cohen, Mr. Skidmore explained that flushing consists of controlling the temperature of the building while moving air through it at a set number of cubic feet per minute. This process removes any vapors that might be inside the building. Ms. Westgaard asked whether staff are running parts per million air quality tests. Mr. Skidmore explained that flushing is an alternative method and that the City is not set up for air quality testing. Final decisions on exactly what will be done have not yet been determined. He described some of the challenges encountered in the construction of the Senior Center. The official opening date has been postponed.

Chair Cohen commented that many of the current issues with the Senior Center are not Green Building issues but planning questions. Mr. Skidmore noted that it is a complex, crafted building. He agreed with Chair Cohen that the challenge of finding the right craftsmen was due to the design of the Center and not because Green Building principles were followed.

Mr. Skidmore noted that a training facility for the Giants is to be built in Indian School Park. Because this facility is for the team, it will not be LEED-certified.

Mr. Donatello asked whether the water processing plant will be LEED-certified. Mr. Floyd explained that the resolution only covers buildings that are occupied. This facility will be a water conservation demonstration park and will eventually be remotely operated from the water campus.

Mr. Skidmore noted that there are plans to expand the Civic Center buildings. A discussion ensued, followed by brief discussion regarding Fire Station 602. Mr. Skidmore reported that construction of the South Corporation Yard is proceeding.

Mr. Skidmore gave an overview of Clean Renewable Energy Bonds (CREB). As a result of the Energy Policy Act of 2005, the federal government has set aside \$800 million for this program. Cities who issue CREBs do not have to pay interest on these bonds, just the principal. The interest is paid as a tax credit to people who buy the bonds. He noted that the application process was complex and the program had not been publicized in advance. Nonetheless the City succeeded in submitting an application by the deadline and is expecting a response in late July. If the Scottsdale application is approved, City Council has to approve the bond issuance.

Chair Cohen reported that the City opened the Lost Dog Wash Trailhead. She distributed a newspaper article stressing the green aspects of this project. Mr. Floyd noted that although the rammed earth building will not be occupied, it is a green building with solar panels, rainwater harvesting, and other features.

**d. Work Group Discussions**

**i. Green Building Expo 2006 - Kevin Edwards**

Ms. Baron reported that plans for the Green Building Expo are going well and more sponsorships have been secured this year. Plans for this year's event include a Green Film Festival. Mr. Mick Dalrymple of AKA Green outlined films that may be shown, with a focus on sustainability, especially local works. He has been working with the organizers of the Sedona Film Festival. Mr. Aiello recommended he contact the Energy Office for more resources.

Mr. Dalrymple suggested some possible names for the film festival and asked for further suggestions. Mr. Peterson mentioned he had been involved with a focus group that concluded that the words "green" and "organic" are less positive. Mr. Aiello suggested that the film festival could be held twice a year. Mr. Dalrymple commented that he has suggested taking it to the Sedona Film Festival.

Mr. Donatello commented that Channel 11 has been airing more environmental content lately. Chair Cohen opined that shorter films will be more suitable for the Green Building Expo. Ms. Baron agreed that the plan is to keep the films short so that visitors can come and go at will.

Ms. Baron reported she has spoken with the Center for American Progress, a non-partisan organization in Washington, DC and invited them to the Green Building Expo. She encouraged those in attendance to check out the website of the Center's new campaign, [www.kicktheoilhabit.org](http://www.kicktheoilhabit.org).

ASU is putting on a three-day green sustainable national conference, which ends on the Friday of the Expo. They have agreed to distribute material about the Green Building Expo to conference-goers. High-level speakers are lined up.

**ii. Lecture Series - Kevin Edwards & Dan Aiello**

Mr. Floyd stated that the Committee needs to take more responsibility, especially now that Ms. Hertlein is leaving the City. She developed a system to ensure the smooth running of the lectures which needs to be maintained. Ms. Lockwood and Ms. Westgaard volunteered to help with the lectures. They hope to hold a subcommittee meeting by the end of June to plan for the next series. Mr. Aiello commented that there is support from ASEA for the solar lectures and that the lectures are continuing through the summer.

**iii. Design Day - Chris Harrison & Michelle Cohen**

Mr. Harrison reported that the subcommittee created surveys for professionals and participants. Ms. Judy Register of Citizen and Neighborhood Resources is working with them to send out the survey. Chair Cohen added that it is important to confirm that there is a need to hold more Design Days. Mr. Harrison noted that the subcommittee is organizing their experience into a manual to make it easy to plan for future Design Days. Planning efforts in begin in earnest in September for the next event, which is scheduled for mid-February, 2007.

Ms. Lockwood mentioned that the Historic Preservation Commission, of which she is now a member, is finding that the character of historic neighborhoods is being spoiled by remodeling. She suggested that homeowners in the historic neighborhoods who want to remodel using Green Building guidelines also need expertise to encourage them to preserve the character of the property. Chair Cohen noted that it is great that Ms. Lockwood is now on the Historic Preservation Commission and undertook to offer any assistance she can. Ms. Lockwood replied that she is happy to act as liaison between the Commission and the Green Building Advisory Committee. Mr. Harrison opined that all of the south Scottsdale neighborhoods have character and charm which should be preserved, whether or not they are designated as historic neighborhoods.

Ms. Lockwood noted that some homeowners begin pre-emptive remodeling to change the appearance of their home if they believe their neighborhood may be designated, sometimes without getting building permits. Chair Cohen recommended contacting Ms. Judy Register, General Manager of Citizen and Neighborhood Resources in these situations.

#### **iv. Publicity - Linda Eales & Joan Baron**

Ms. Baron reported that the current focus of the Publicity subcommittee is on the Green Building Expo.

#### **v. Education - Jesse Henson**

Mr. Henson advised the Committee that the Education subcommittee held its first meeting in May. The two priorities they identified are to continue with the work begun by Mr. Floyd and Mr. Frank Gray; and to place small photovoltaic systems in high schools. The ASU Photovoltaic Testing Laboratory is very supportive of this concept. They are in the process of identifying suitable schools and plan to start with a pilot project. A discussion ensued on criteria to select a suitable high school. Possible benefits include exposing the students to sustainable technologies and potentially influencing their career choices.

### **VI. Other Business**

#### **a. Site Tour of Optima Camelview Village, Senior Center, and Hydrogen House**

Mr. Floyd is working to set up a tour of the Optima Camelview Village jobsite. City staff recently took a four-hour tour and came away impressed. He undertook to follow up with the builder and get back to the Committee with a choice of possible dates.

There is a possibility of touring the new Senior Center in July, but this will depend on the progress of the project as discussed earlier by Mr. Skidmore.

A tour of the hydrogen house can be arranged at any convenient time. The hydrogen is not yet connected.

**b. Chairman and member comments**

Chair Cohen reported that she met with a Green Building specialist with the City of Portland. She passed around the three books she received from Portland and noted that the information is also on the Portland website. Noting that citizen demand has driven much of the progress made in Portland, Chair Cohen remarked that the function of the Green Building Advisory Committee is to educate and motivate citizens. EQAB is planning to hold an environmental Town Hall Meeting in the Fall.

Mr. Henson reported he recently attended the American Institute of Architects convention. The theme of the 2007 convention in San Antonio will be Going Beyond Green.

Mr. Floyd announced that a going away reception for Ms. Hertlein will be held and he will confirm details by e-mail. Chair Cohen told Ms. Hertlein that everyone on the Committee will really miss her. Ms. Hertlein stated she is diligently putting together documentation for her successor.

Ms. Maglio reported that the Horizon program on KAET had aired a feature on power and Mr. Skidmore was featured. Discussion ensued on opportunities to view the show again.

**VII. Upcoming meetings**

- a. Environmental Quality Advisory Board meeting - June 21, 2006**
- b. Green Building Advisory Committee - July 11, 2006**

**VIII. Upcoming events**

- a. Environment and Energy Lecture: June 15, 7-9pm Community Design Studio**
- b. Sustainable Scottsdale Broadcasts - City Cable 11 June 15, 22, 29 12:30pm, 4:30pm, 7:30pm (also viewable on Internet at [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov))**

**IX. Adjournment**

With no further business to discuss the meeting adjourned at 5:37 p.m.

Respectfully submitted,  
A/V Tronics, Inc